

Exhibit 8

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

Riverside Abstract, LLC
ALTA Universal ID: 1108426
212 Second Street
Suite 502
Lakewood, NJ 08701

File No./Escrow No. : RANJ-43061
 Print Date & Time: January 14, 2021 4:53 pm
 Officer/Escrow Officer :
 Settlement Location : 212 Second Street, Suite 502
 Lakewood, NJ 08701

Property Address: Tract 1: 1000 Cinnaminson Avenue
 Palmyra, NJ 08065
 Tract 2: 81 Lanning Avenue
 Penns Grove, NJ 08069

Buyer: Bleubell Broad LLC
 223 Spencer Street
 #308

Seller: Brooklyn, NY 11205
 5 Bundle Tower LLC
 199 Lee Avenue
 Suite 955
 Brooklyn, NY 11211

Lender: Broadview Capital LLC

Settlement Date: January 13, 2021
 Disbursement Date: January 14, 2021

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	500,000.00	Sale Price of Property	500,000.00	
		Loan Amount		326,000.00
		Prorations/Adjustments		
320.06		1st Quarter Property Tax Adjustment - 1000 Cinnaminson 01/01/21-01/13/21		320.06
187.03		1st Quarter Property Tax Adjustment - 81 Lanning 01/01/21-01/13/21		187.03
		Loan Charges to Broadview Capital LLC		
		Appraisal	1,500.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Loan Charges to Broadview Capital LLC (continued)		
		Good Faith Deposit		3,000.00
		Legal Fee to Lawrence Andelsman PC	1,500.00	
		Origination Fee	6,520.00	
		Per Diem	1,591.44	
		Title Charges and Escrow/Settlement Charges		
		ALTA 8.1-06 (Environmental Protection Lien (New Jersey Variation)) to Riverside Abstract, LLC	25.00	
		ALTA 9.10-06 (Restrictions, Encroachments, Minerals - Loan Policy (Current Violations)) NJ V to Riverside Abstract, LLC	25.00	
		(Survey) to Riverside Abstract, LLC	25.00	
		ALTA 17-06 (Access and Entry) to Riverside Abstract, LLC	50.00	
		(Secondary Mortgage Market) to Riverside Abstract, LLC	25.00	
		Assignment of Mortgage to Riverside Abstract, LLC	300.00	
		Closing Service Letter - CPL to Chicago Title Insurance Company	75.00	
		County Search - Residential (\$250 Per Property) to Riverside Abstract, LLC	500.00	
		Deed Recording (Picked up by Better Research) to Riverside Abstract, LLC	350.00	
150.00		Discharge Tracking and Recording (Picked up by Better Research) to Riverside Abstract, LLC		
		Examination Charge (\$100 per property) to Riverside Abstract, LLC	200.00	
		Lender's Title Insurance to Riverside Abstract, LLC Coverage: 326,000.00 Premium: 25.00	25.00	
		Mortgage Recording (Picked up by Better Research) to Riverside Abstract, LLC	590.00	
		Notice of Settlement - Purchase to Riverside Abstract, LLC	50.00	
		Patriot Name Search (\$10 per name) to Riverside Abstract, LLC	30.00	
		Settlement Service (Standard Residential) to Riverside Abstract, LLC	350.00	
		Tax Search to Riverside Abstract, LLC	40.00	
		Tideland Search to Riverside Abstract, LLC	35.00	
		US District Court & NJ Superior Court Search (\$15 per name) to Riverside Abstract, LLC	30.00	
		Legal Fee to Law Offices of Jason J. Rebhun, P.C.	3,500.00	
3,750.00		Legal Fee to Mark J. Nussbaum & Associates PLLC		
		Owner's Title Insurance to Riverside Abstract, LLC Coverage: 500,000.00 Premium: 2,225.00	2,225.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
2,650.00		NJ Transfer Tax to Riverside Abstract, LLC		
		Miscellaneous		
1,653.96		Open Sewer Balance - 1000 Cinnaminson to Palmyra Boro		
2,230.00		Open Sewer Balance ESTIMATE - 81 Lanning to Penns Grove Sewer Authority		
		Property Taxes - 1000 Cinnaminson - 1st Quarter 2021 to Palmyra Boro	2,215.77	
2,349.36		Property Taxes - 1000 Cinnaminson - 4th Quarter 2020 to Palmyra Boro		
		Property Taxes - 81 Lanning - 1st Quarter 2021 to Penns Grove Boro	1,294.83	
1,237.66		Property Taxes - 81 Lanning - 4th Quarter 2020 to Penns Grove Boro		
Seller			Buyer	
Debit	Credit		Debit	Credit
14,528.07	500,000.00	Subtotals	523,072.04	329,507.09
		Due from Buyer		193,564.95
485,471.93		Due to Seller		
500,000.00	500,000.00	Totals	523,072.04	523,072.04

Riverside Abstract, LLC

212 Second Street, Suite 502
Lakewood, NJ 08701
Phone: (718) 252-4200 Fax: (718) 252-4226

Settlement Statement

Settlement Date: 01/14/2021
Disbursement Date: 01/14/2021
Order Number: RANJ-41511
Buyer: Bleubell Broad LLC
Seller: 5 Bundle Tower LLC
Lender: Broadview Capital LLC
Property: Tract 1: 519 and 521 West Broad Street
 Palmyra, NJ 08065
 Burlington County
 Lot(s): 5.01, 5.02 Block: 60
 Parcel(s): 27-00060-0000-00005-01
 Tract 2: 66 Warren Street
 Beverly, NJ 08010
 Burlington County
 Tract 3: 357 South Main Street
 Williamstown, NJ 08094
 Gloucester County

Description	Payee	Buyer	Seller
Total Consideration			
Purchase Price		\$2,000,000.00	(\$2,000,000.00)
Deposit or earnest money		(\$75,000.00)	
Loan - Broadview Capital LLC			
Principal Amount of New Loan		(\$1,455,000.00)	
Origination Fee	Broadview Capital LLC	\$29,100.00	
Per Diem	Broadview Capital LLC	\$7,103.15	
Appraisal	Broadview Capital LLC	\$12,650.00	
Legal Fee	Lawrence Andelsman PC	\$2,000.00	
Deposit or earnest money		(\$10,000.00)	
Lender Net Wire to Title: \$1,414,146.85			
Prorations/Adjustments			
1st Quarter Property Tax Adjustment - 519 & 521 West Broad 01/01/21-01/13/21	Credit to Buyer	(\$257.87)	\$257.87
1st Quarter Property Tax Adjustment - 66 Warren 01/01/21-01/13/21	Credit to Buyer	(\$512.60)	\$512.60
1st Quarter Property Tax Adjustment - 357 South Main 01/01/21-01/13/21	Credit to Buyer	(\$393.62)	\$393.62
Payoffs			
Blanket Mortgage Payoff good thru 1/15 Total Payoff	American Heritage Credit Union	\$0.00	\$1,367,781.89
			<u>\$1,367,781.89</u>
Miscellaneous Charges			
Title Company Charges	Riverside Abstract, LLC	\$11,560.00	\$17,985.60
Legal Fee	Law Offices of Jason J. Rebhun, P.C.	\$3,500.00	
Property Taxes - 519 & 521 West Broad - 4th Quarter 2020 good thru 1/29	Palmyra Boro		\$1,885.74
Property Taxes - 519 & 521 West Broad - 1st Quarter 2021	Palmyra Boro	\$1,785.23	
Delinquent Sewer Balance - 519 & 521 West Broad	Palmyra Boro		\$6,491.25
Property Taxes - 66 Warren - 4th Quarter 2020 good thru 1/29	Beverly City		\$3,655.87
Property Taxes - 66 Warren - 1st Quarter 2021	Beverly City	\$3,548.76	

Settlement Statement

Description	Payee	Buyer	Seller
Miscellaneous Charges (continued)			
Final Sewer Reading Escrow - 66 Warren	Riverside Abstract, LLC		\$1,500.00
Open Sewer Balance ESTIMATE	Sewage Authority		\$1,800.00
Property Taxes - 357 South Main - 1st Quarter 2021	Monroe Township	\$2,725.03	
TSC Escrow - 357 South Main	Riverside Abstract, LLC		\$23,527.00
Legal Fee	Mark J. Nussbaum & Associates PLLC		\$3,750.00
Balance Due FROM Buyer		\$532,808.08	
Balance Due TO Seller			\$570,458.56